

**Ryegate Planning and Zoning**  
**August 21, 2017**  
**Unapproved Minutes**

In attendance: Members – Alice Allen, Wally Bragg, Richard Colby, Kate Davie, Steve Genereaux, Reggie Hazel, Nancy Perkins, and Fremont Nelson. Also: Bill Elder and Alison Low.

**Call to order** – Meeting was called to order at 7:06 p.m.

**Minutes of the 6/19/17 meeting** – The minutes were approved as read.

**New maps** – Alison Low of NVDA reviewed the draft of the new town zoning map. The need for two changes was specified:

1. That the shoreline setback be extended to 250'.
2. That the shoreline status be removed from the edges of brooks and streams.

Reggie H. moved, and Nancy P. seconded, a motion that the new town zoning district map be approved upon the inclusion of the two aforementioned changes. The motion passed unanimously. Alison L. agreed to convey the changes to the cartographers at NVDA.

**New town plan** – Alison L. reviewed the extensive work she has done to prepare an energy section for the new town plan, which must be fairly detailed in order to provide us with “substantial deference” status with the newly renamed Public Utility Commission. She will ask the NVDA cartographer to produce ortho maps with energy overlays.

Reggie H. moved, and Steve G. seconded, that we form a subcommittee to prepare a town plan draft by February 1, 2018. The motion passed unanimously. The first two meetings will be held at Reggie H.'s house on August 31 and September 14 at 7:00 p.m.

Alison L. also noted that we had not signed the contract with NVDA. Steve G. moved, and Alice A. seconded, a motion that we direct Fremont N. to sign the contract after the selectboard has reviewed it. The motion passed unanimously.

**Green Lantern/Nelson solar site** – Fremont N. reported that there have been several hearings regarding the siting of the solar installation on Bruce Nelson's property due to wet land and screening concerns, but the P&Z board is not involved.

**Zoning Administrator's report** – Bill Elder reported as follows:

- Bruce Nelson is putting in a large manure pit. He has received permits from the Department of Soil Conservation and NRCS. Jacob Clough is the project engineer.
- Hoyt Darby, Jr. has filed a permit for his recent home improvements following a letter from the town's attorney.
- The Dinsmore's have received a permit for their trailer.
- Pam Florentine has a permit to add a deck to her Little Ryegate property.
- Paula Achilles has a permit to build a garage.
- Bill Hetu has a permit to build a barn on Quint Rd.
- Russell Labbe will be building a second home on his property. Since he will own both homes he does not need a subdivision application yet, but he will in order to sell it.
- Marshall Laundry applied for a permit to install a camper on his property with the intent that it

be there for more than sixty days. The permit was denied due to lack of adequate septic infrastructure.1

- The Curuchmans (sp?) who purchased property from Darcy Nelson, want to build a sugar house on it and had asked about the required setback.

There was a discussion about how best to deal with permit scofflaws. Reggie H. and Bill E. will prepare a proposed policy to be voted on at the next meeting.

**Fees for handicapped ramps** – Nancy P. moved, and Alice A. seconded, that permits be required for the construction of handicapped access ramps but that no fees will be charged. The motion passed unanimously.

**Adjournment** – After noting that the next meeting will be on September 18, the meeting was adjourned at 9:16.

Respectfully submitted,  
Kate Davie